

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

85 HENDERSON STREET VENTNOR VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,080,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

Commercial

Suburb

Ventnor

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

13 BEMBRIDGE CRESCENT VENTNOR VIC 3922	\$1,050,000	09-Jan-25
17 ANCHORAGE ROAD VENTNOR VIC 3922	\$1,000,000	12-Sep-24
51-53 HARRIS ROAD VENTNOR VIC 3922	\$1,020,000	25-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 October 2025


**13 BEMBRIDGE CRESCENT
VENTNOR VIC 3922**
 5  2  -

Sold Price

\$1,050,000

Sold Date

09-Jan-25

Distance

0.57km

**17 ANCHORAGE ROAD VENTNOR
VIC 3922**
 5  3  2

Sold Price

\$1,000,000

Sold Date

12-Sep-24

Distance

1.95km

**51-53 HARRIS ROAD VENTNOR VIC
3922**
 5  3  4

Sold Price

^{RS} **\$1,020,000**

Sold Date

25-Jul-25

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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